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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 12th August, 2021

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/90 of 2021/DVP-252020-851-L: WHEREAS, Navsari Municipality and surrounding area was declared as urban development area for which Navsari Urban Development Authority (hereinafter referred as "the said Authority") was constituted vide Government notification No.GH/V/328 of 2015/UDA-102014-5026(1)-L, Dated.09.12.2015 under provisions of section 22 of the Gujarat Town Planning & Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred as "the said Act").

AND WHEREAS, the urban development area of the said Authority was modified by various notifications of the State Government, in exercise of the powers conferred by sub-section (2A) of section 22 of the said Act.

AND WHEREAS, the said Authority prepared a Draft Development Plan in respect of the lands included within its limit, and submitted to the State Government under the provisions of Section 9 of the said Act, on dated.14.08.2019.(hereinafter referred as "the said Draft Development Plan")

AND WHEREAS, notice regarding publication of the said Draft Development Plan-2039 for inviting suggestions or objections under section 13 of the said Act, if any, with respect to the said Draft Development Plan was published in the Part II Extraordinary Gujarat Government Gazette on dated 29.08.2019.

AND WHEREAS, the said Authority submitted the Draft Development Plan, in respect of the lands included within its limit under sub section (1) of section 16 of the said Act after following due procedure under section-14 of the said Act to the Government of Gujarat for sanction on dated.12.02.2020.

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/151 of 2020/DVP-252020-851-L, dated.29.09.2020 in the Gujarat Government Gazette Ext. Part.IV-B dated.30.09.2020 on Page No.358-9 to 358-11 and Corrigendum No.GH/V/164 of 2020/DVP-252020-851-L, dated.02.11.2020 in the Gujarat Government Gazette Ext. Part.IV-B dated.04.11.2020 on Page No. 408-1 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the Government Gazette.

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat here by;

- (a) Finalize the said modifications;
- (b) Sanction the said Development Plan subject to the modifications so finalized and as set out in the SCHEDULE appended hereto, and
- (c) Specify that the final development plan shall come into force from the date of this notification.

SCHEDULE

Sanction modifications in the Draft Development Plan 2039 of Navsari Urban Development Authority

1. The 12 mtr wide road passing through the R.S.No. 195, 196/P/1, 196+197+197/P etc of village Chapra marked as A-B shall be deleted and the land thus released shall be designated for Residential Zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No. 248/P, 249/P, 250/P, 256/1/P of village: Sisodra marked as POCKET-1 and R.S.No. 248/P, 249/P, 250/P, 251, 252, 253, 254/P, 256/1/P of village: Sisodra marked as POCKET-2 designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No. 112/P, 116/P, 117/P, 118, 105/P, 119/P, 120, 124/P, 113, 114/P, 115/P, 108/P, 82/P, 106/P, 122/P, 123/P, etc. of village: Jalalpor marked as POCKET-3 and R.S.No. 81/P of village: Jalalpor marked as POCKET-4 designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The land bearing R.S.No. 366, 367, 323/1, 310, 485 of village: Viraval, R.S.No. 145/P/4/1 of village: Dantej, R.S.No. 40/A/1, 40/A/2, 40/B, 40/C, 40/D, 759, 738, 739, 740, 741, 900 of village: Aeru, R.S.No. 125, 126 of village: Hansapor, R.S.No. 132 of village: Nasilpor designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The land bearing R.S.No. 248, 250 of village: Viraval, R.S.No. 100, 101/1, 101/2 of village: Chovishi, R.S.No. 171, 175, 177, 181, 183, 188, 225, 226/3, 241/2 of village: Kabilpor, R.S.No. 217, 218 of village: Nasilpor, R.S.No. 21, 197 of village: Bhattai, R.S.No.140, 141, 1556, 1607, 1608, 1598, 1593, 658, 775, 849, 1970, 1975, 1981, 1982, 1983, 1988 of village: Sisodara, R.S.No. 15, 16 of village: Jamalpor, R.S.No. 194, 300/1, 300, 301, 338 of village: Chapra designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
6. The land bearing R.S.No.562/p, 563/p etc of village: Aeru and R.S.No.368/p, 369/p, 394/p, 395/4/p, 397/p, 395/p, 396, 395/1, 425/p, 426/p, 427, 428/p, 448/p, 449, 450/p, 451/p, 452 etc of village: Jalalpor marked as POCKET-5 designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
7. The land bearing R.S.No. 272, 274, 277 of village: Vijalpor, R.S.No. 191 of village: Bhatai, R.S.No. 208/P of village: Sisodara designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Industrial Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
8. The land bearing R.S.No. 918, 386, 390, 391, 346, 345, 342, 344, 341, etc and C.S.No.2650, 2651, 2652, 1666, 1667, 1669, 1658+1659, 1670, 1672, 1674/P, 1427, of village: Navsari, T.P.S.No.1 F.P.No.70,71, T.P.S.No.3 F.P.No.32, 64, 65 designated for "Commercial Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The land bearing R.S.No. 1091 of village: Sisodara, R.S.No. 396/2 of village: Hansapor designated for "Industrial Zone" shall be deleted from the said zone and shall be designated for "Agriculture Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The land bearing R.S.No. 439, 440 of village: Aeru designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 26 of village: Jalalpor designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Water body" under section 12(2)(c) of the said Act, as shown in the accompanying plan.

12. The land bearing R.S.No. 513, 528/p, 527/P, 515 to 521, 522/p, 523/p, 524, 525/p, 526/p, 540/p, 541/p, 542/p, 543, 544, 545, 583/p, 584, etc of village:Aeru and R.S.No. 321, 362/p, 322/p etc of village Jalalpor marked as POCKET-6, R.S.No. 309/p, 310, 311, 312, 314/p, 313/p, 332/p, 334, 335, 347/p, 333/p, 336/p, 343/p, 342/p etc of village Jalalpor marked as POCKET-7, R.S.No. 529/p, 530, 531, 532/p, 533/p, 534/p, 535/p, 536/p, 537/p, 538/p, 539/p, 559/p, 560/p, 561/p, 562/p, 563/p etc of village Aeru and R.S.No. 309/p, 314/p, 315 to 320, 322/p, 323/p, 324 to 331, 332/p, 333/p, 336/p, 339, 340, 341, 342/p, 343/p, 344 to 346, 347/p, 348 to 360, 361/p, 362/p, 364, 365/p, 366, 367/p, 389/p, 390 to 392, 394/p, 397/p, 398 to 409, 415 to 423, 424/p, 426/p, 428/p, 429 to 432, 445/p, 446, 447, 448/p, 450/p etc of village: Jalalpor marked as POCKET-8, R.S.No. 558/p of village: Aeru marked as POCKET-9 designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Public Purpose Zone" under section 12(2)(a) of the said Act, as shown in the accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty and Ex-officio

Joint Secretary to Government.

